

Mitigation Monitoring and Reporting Program

Santa Clara Square

**Mixed-Use Development
3610 and 3700 El Camino Real**



PLN2003-04079, PCN2006-05534
CEQ2003-01015, SCH#2003122002

Lead Agency
City of Santa Clara
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INTRODUCTION

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines to provide for the monitoring of mitigation measures required of the Santa Clara Square Development Project (proposed project) as set forth in the Final Environmental Impact Report (FEIR) prepared for the project.

Section 21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the State CEQA Guidelines require public agencies "to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program is required for the proposed project because the EIR for the project identified potentially significant adverse impacts related to construction and implementation activities, and mitigation measures have been identified to reduce those impacts to a less-than-significant level.

This MMRP will be adopted by the City Council as part of the certification of the EIR and project approval.

This MMRP will be kept on file at the City of Santa Clara Planning Department, 1500 Warburton Avenue, Santa Clara, CA 95050.

PURPOSE OF THE MMRP

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during project construction and implementation, as required. The MMRP may be modified by the City during project implementation, as necessary, in response to changing conditions or other refinements. The MMRP (attached) has been prepared to assist the responsible parties in implementing and monitoring. The MMRP identifies individual mitigation measures, the responsible person/agency for implementing the measure, the responsible person/agency for monitoring and/or reporting on the measure, and monitoring/mitigation timing. The order of mitigation measures follows the order found in the EIR.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the City is responsible for taking all actions necessary to implement the mitigation measures according to the specifications provided for each measure and for demonstrating that the action has been successfully completed. The City at its discretion may delegate implementation responsibility or portions thereof to a licensed contractor.

The City will be responsible for overall administration of the MMRP and for verifying that City staff or a qualified construction contractor has completed the necessary actions for each measure. The City's project manager will oversee the MMRP during the construction period. Duties of the project manager include the following:

- Ensure that routine inspections of the construction site are conducted by appropriate City staff; and check plans, reports, and other documents required by the MMRP.
- Serve as a liaison between the City and the construction contractor regarding mitigation monitoring issues.
- Complete forms and maintain records and documents required by the MMRP.
- Coordinate and ensure that corrective actions or enforcement measures are taken, if necessary.

MONITORING SCHEDULE

Before the issuance of grading permits, City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project. City staff will prepare reports identifying compliance with mitigation measures. Once construction begins, monitoring of mitigation measures associated with construction will be included in the responsibilities of designated City staff who shall prepare reports of such monitoring until construction completes. Once construction is completed, the City will monitor the project as deemed necessary.

CHANGES TO MITIGATION MEASURES

Any substantive change in the MMRP made by City staff shall be reported in writing to the Director of Planning and Inspection. Reference to such changes shall be made in the Development Agreement. Modifications to the mitigation measures may be made by City staff subject to one of the following findings and documented by evidence included in the record:

1. The mitigation measure included in the FEIR and the MMRP is no longer required because the significant environmental impact identified in the FEIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

or

2. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the FEIR and the MMRP.

and

3. The modified or substitute mitigation measures do not have significant adverse effects on the environment equal to or greater than those which were considered by the responsible hearing bodies in their decisions on the FEIR and the proposed project.

and

4. The modified or substitute mitigation measures are feasible, and the City, through measures included in the MMRP or other City procedures, can assure their implementation.

MITIGATION MONITORING and REPORTING PLAN

The MMRP that follows should guide the City in its evaluation and records of the implementation of mitigation measures.

The column categories identified in the MMRP are described below:

Impact/Mitigation -- provides impacts and the text of the mitigation measures identified in the FEIR.

Implementation -- identifies the entity responsible for complying with the requirements of the mitigation measure.

Monitoring/Reporting -- identifies the entity responsible for monitoring and/or reporting on the requirements of the mitigation measure.

Timing -- lists the time frame in which the mitigation will take place.

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>A. AESTHETICS - Visual</p> <p>The project would require the removal of approximately one-half of the existing trees. The project could potentially produce offsite light and glare. Project construction would result in temporary construction visual impacts.</p>	<p>Trees</p> <ul style="list-style-type: none"> Approximately ninety (90) existing trees along the southerly and easterly site boundaries shall be retained with the project. Any tree that is removed shall be replaced by new trees at a 2:1 ratio to the maximum extent feasible on the project site or elsewhere in the City. <p>Light and Glare</p> <ul style="list-style-type: none"> Downward-directed lights with low elevation standards in the parking areas shall be provided in order to prevent offsite light and glare. 	<p>Verify that appropriate existing trees are retained.</p> <p>Verify that replacement trees are provided, as necessary.</p> <p>Verify appropriate lighting has been installed</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department; Arborist - City of Santa Clara Street Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department; Arborist - City of Santa Clara Street Department</p> <p><i>Implementation:</i> Project sponsors and contractors</p>	<p>Prior to and continuously during construction</p> <p>During construction</p> <p>Continuously during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
A. AESTHETICS – Visual (Cont.)	<p>Temporary Construction Visual Impacts</p> <ul style="list-style-type: none"> Public streets that are impacted by project construction activities shall be swept and/or washed down daily. Debris, rubbish and trash shall be cleared from any areas onsite that are visible from a public street. A fence to screen views of construction from Lawrence Expressway and its on-ramp shall be installed. 	<p>Verify streets are cleaned daily.</p> <p>Verify that site is cleared of debris, rubbish and trash that are visible from surrounding public streets.</p> <p>Verify installation of construction screening fence adjacent to Lawrence Expressway and its on-ramp.</p>	<p><i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p>	<p>Daily during construction</p> <p>Continuously during construction</p> <p>Prior to start of construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>C. AIR QUALITY Temporary fugitive dust impacts would result from excavation, grading and building construction.</p>	<ul style="list-style-type: none"> A Construction Air Quality Plan shall be developed and implemented for dust control to include dust suppression practices such as: 1) frequent watering; 2) damp sweeping of haul routes, parking and staging areas; 3) installation of sandbags or other erosion control measures to prevent silt runoff to public roadways; 4) vehicle speed controls; 5) watering or the use of soil stabilizers on haul routes, parking and staging areas; 6) prohibition of grading during high winds; 7) hydro-seeding areas where grading is completed or inactive; 8) covering of stockpiles and loads in haul vehicles; 9) maintaining at least two feet of freeboard in all haul vehicles; 10) limiting the area being graded at a given time; 11) monitoring of particulate levels and 12) enforcement measures. 	<p>Verify that dust suppression practices are being followed.</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p>	<p>Prior to issuance of a grading permit and continuously during construction</p>
<p>D. BIOLOGICAL RESOURCES Project development could impact tree-nesting raptors.</p>	<p>Raptors</p> <ul style="list-style-type: none"> If possible, construction should be scheduled between September and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no 	<p>Verify that appropriate pre-construction surveys are conducted and report prepared, submitted and approved by the City's Planning Director, and that construction activity conforms to the</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> Qualified Ornithologist; City of Santa Clara Planning and Inspection Department</p>	<p>Pre-construction surveys 14 days prior to the disturbance of potential nesting sites (1/1 to 4/30)</p> <p>Pre-construction surveys 30 days prior to the disturbance of</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
D. BIOLOGICAL RESOURCES (Cont.)	<p>more than 30 days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the California Department of Fish and Game, designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Planning Director indicating the results of the survey and any designated buffer zones to the satisfaction of the City's Planning Director prior to the issuance of any grading or building permit.</p>	<p>recommendations of the report.</p>		<p>potential nesting sites (5/1 to 8/31)</p> <p>Pre-construction survey report prior to Grading or Building Permit</p>
E. CULTURAL RESOURCES <p>There is a possibility that unknown subsurface cultural resources may exist on the site. Disturbances due to grading and trenching operations may result in significant impacts to subsurface cultural resources. In addition, there is the possibility that unknown subsurface cultural resources may be discovered during the upgrading of the underground electric distribution systems across El Camino Real.</p>	<p>Native American Burials</p> <ul style="list-style-type: none"> Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5907.94 of the Public Resources Code of the State of California: In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified by the developer and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to 	<p>Verify that there are no Native American remains or prehistoric and/or historic cultural resources on the site; or, if so, the Coroner was notified and the Native American Heritage Commission, if required.</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> Qualified Archaeologist; City of Santa Clara Planning and Inspection Department</p>	<p>Continuously during grading and excavation</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
E. CULTURAL RESOURCES (Cont.)	<p>the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.</p>			
	<ul style="list-style-type: none"> Any Native American human remains that are discovered and would be subject to disturbance shall be removed and analyzed, a report shall be prepared, and the remains shall be reburied in consultation and agreement with the Native American Most Likely Descendant designated by the Native American Heritage Commission. <p>Prehistoric / Historic Cultural Resources</p> <ul style="list-style-type: none"> Any clearing work shall be monitored by a qualified professional archaeologist to inspect for the presence of prehistoric and/or historic cultural resources. 	<p>Verify that there are no Native American remains on the site; or, if so, they are analyzed and appropriately reburied.</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> Qualified Archaeologist; City of Santa Clara Planning and Inspection Department</p>	<p>Continuously during grading and excavation</p>
	<ul style="list-style-type: none"> Should evidence of prehistoric and/or historic cultural resources be discovered during monitoring in areas where additional impacts will occur, work within the proximity of the find shall be stopped to 	<p>Verify that clearing work is monitored by a qualified archaeologist.</p> <p>Verify that there are no prehistoric and/or historic cultural resources</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> Qualified Archaeologist; City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors</p>	<p>Continuously during clearing work</p> <p>Continuously during grading and excavation</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
E. CULTURAL RESOURCES (Cont.)	<p>allow adequate time for evaluation and mitigation; the material shall be evaluated; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of grading, preparation of a report, and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning, Building and Code Enforcement.</p> <p>El Camino Real (SR 82)</p> <ul style="list-style-type: none"> Should construction activities occur in the State right-of-way and there is an inadvertent archaeological or burial discovery, in compliance with CEQA, PRC 5024.5 (for State-owned historic resources) and Caltrans Standard Environmental Reference (SER) Chapter 2, all construction within 50 feet of the find shall cease; the Caltrans Cultural Resource Study Office, District 4, shall be immediately contacted; a Caltrans staff archaeologist shall evaluate the find within one business day after contact; and if significant, a mitigation program including collection and analysis of the materials prior to the resumption of work, inclusion on the California Register of Historic Resources if warranted, preparation of a report, and curation of the materials at a recognized storage facility shall be developed and implemented under the direction of the Caltrans staff archaeologist. 	<p>on the site; or, if so, work is stopped for evaluation, and a mitigation program is developed and implemented if required.</p> <p>Verify that there are no Native American remains or prehistoric and/or historic cultural resources within the State right-of-way; or if so, work is stopped for evaluation, and a mitigation program is developed & implemented if required.</p>	<p><i>Monitoring:</i> Qualified Archaeologist; City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> Qualified Archaeologist; Caltrans Cultural Resource Study Office</p>	Continuously during construction within the State of California right-of-way

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>G. GEOLOGY AND SOILS The project site is underlain by expansive soils; and development of the site may subject the soils to accelerated erosion. Ground shaking at this site could be caused by moderate to major activity on the active Bay Area faults, which could endanger structures and residents on the site. Hazards associated with liquefaction/differential settlements also exist on the site.</p>	<p>General</p> <ul style="list-style-type: none"> • The geotechnical investigation by Terrasearch, Inc. shall be updated based on the current plans. 	<p>Verify that recommendations of Terrasearch, Inc. are based on current plans.</p>	<p><i>Implementation:</i> Project sponsors and Terrasearch, Inc. <i>Monitoring:</i> City of Santa Clara Public Works & Engineering Department; City of Santa Clara Planning and Inspection Department</p>	<p>Plan review</p>
	<ul style="list-style-type: none"> • All earthwork and foundation plans and specifications shall comply with the recommendations of the updated geotechnical investigation by Terrasearch, Inc. The current geotechnical report lists approximately 55 recommendations that are included in the project for demolition, grading, excavation, foundations, retaining walls, slabs-on-grade, concrete flatwork, pavement design and utility trenches, most of which reflect standard engineering practices that are not required to mitigate environmental impacts. The recommendations that specifically address potential geotechnical hazards found on the site are listed below. 	<p>Verify earthwork and foundation plans and specifications comply with updated geotechnical investigation.</p>	<p><i>Implementation:</i> Project sponsors and Terrasearch, Inc. <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department; City of Santa Clara Public Works & Engineering Department</p>	<p>Plan Review</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
G. GEOLOGY AND SOILS (Cont.)	Expansive Soils <ul style="list-style-type: none"> Structural mat or post-tensioned slab foundation systems shall be utilized in any on-grade structures subjected to expansive soils movement. 	Verify foundation systems	<i>Implementation:</i> Project sponsors and contractor <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	Plan review and during construction
	<ul style="list-style-type: none"> Drainage shall be controlled away from all structures and pavements. 	Verify drainage design on grading plans and on site.	<i>Implementation:</i> Project sponsors and contractor <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	Grading permit and during construction
	Erosion <ul style="list-style-type: none"> A City-approved Erosion Control Plan shall be developed and implemented with such measures as: 1) the timing of grading activities during the dry months, 2) temporary and permanent planting of exposed soil, 3) temporary check dams, 4) temporary sediment basins and traps and 5) temporary silt fences. 	Verify Erosion Control Plan approved by City of Santa Clara and appropriate measures have been implemented.	<i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Publics Works Department; City of Santa Clara Planning and Inspection Department	Plan review and during construction

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
G. GEOLOGY AND SOILS (Cont.)	<p>Seismic Shaking</p> <ul style="list-style-type: none"> All structures shall be designed and constructed to ensure structural stability as required by the earthquake design regulations of the Uniform Building Code. <p>Liquefaction / Differential Settlements</p> <ul style="list-style-type: none"> The structural mats or post-tensioned slabs shall be designed to accommodate differential settlements of up to 0.5 inch due to liquefaction-induced settlements. 	<p>Verify structures comply with Uniform Building Code related to earthquake design regulations.</p> <p>Verify structural mats or post-tensioned slabs accommodate differential settlements of up to 0.5 inch.</p>	<p><i>Implementation:</i> Project sponsors and contractor</p> <p><i>Monitoring:</i> City of Santa Clara Planning and Inspection Department; City of Santa Clara Public Works & Engineering Department</p> <p><i>Implementation:</i> Project sponsors and contractor</p> <p><i>Monitoring:</i> Planning and Inspection Department; City of Santa Clara Public Works & Engineering Department</p>	<p>Plan review and during construction</p> <p>Plan review and during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>H. HAZARDS AND HAZARDOUS MATERIALS</p> <p>The project proposes the demolition of structures that may contain hazards such as asbestos-containing building materials and lead based paint.</p>	<p>Asbestos-Containing Materials (ACM)</p> <ul style="list-style-type: none"> The structures to be removed shall be surveyed for the presence of asbestos-containing materials at the demolition permit stage; and if any suspect ACM are present, they shall be sampled prior to demolition in accordance with NESHAP guidelines, and all potentially friable ACM shall be removed prior to building demolition and disposed of by offsite burial at a permitted facility in accordance with NESHAP and Cal-OSHA requirements. <p>Lead Based Paint (LBP)</p> <ul style="list-style-type: none"> The structures to be removed shall be surveyed for the presence of lead based paint at the demolition permit stage; and if any suspect LBP is present, it shall be sampled prior to demolition, and all potential LBP shall be removed prior to building demolition and disposed of by offsite burial at a permitted facility in accordance with EPA and OSHA requirements. 	<p>Verify that surveys for asbestos-containing materials are done and, if found, sampling and proper removal and disposal are conducted.</p> <p>Verify that surveys for lead based paint are done and, if found, sampling and proper removal and disposal are conducted.</p>	<p><i>Implementation:</i> Project sponsors and qualified inspector <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and qualified inspector <i>Monitoring:</i> Planning and Inspection Department</p>	<p>Prior to structure removal</p> <p>Prior to structure removal</p>
<p>I. HYDROLOGY AND WATER QUALITY</p> <p>The northerly portion of the site is within the limits of potential inundation with the occurrence of a one percent flood, while the remainder of the site is within Zone B. Project development could</p>	<p>Flooding</p> <ul style="list-style-type: none"> Buildings shall be designed so that the finished floor is elevated above the projected FEMA flood level. 	<p>Verify design of finished floor elevations above projected FEMA flood level</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p>	<p>Plan review and during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>J. LAND USE AND PLANNING Project development could have compatibility impacts on the existing residential land uses to the south and southwest.</p>	<p>Compatibility</p> <ul style="list-style-type: none"> • Site entry points and onsite circulation shall be designed to minimize offsite traffic congestion. • The project buildings shall have a 53-foot setback from the southerly property line. • Existing and/or new tree plantings along the southwesterly and southerly boundaries shall provide landscape screening for the existing residential developments to the southwest and south. 	<p>Verify onsite circulation elements conform to approved plans.</p> <p>Verify building setback</p> <p>Verify that sufficient trees are retained or provided along southwesterly and southerly property lines.</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Arborist / Street Department; City of Santa Clara Planning and Inspection Department</p>	<p>Plan review</p> <p>Plan review and during construction</p> <p>Plan review and during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>K. NOISE Under projected future traffic conditions, exterior noise exposures along El Camino Real would be 71 dB DNL, along Lawrence Expressway would be up to 74 dB DNL, and along Halford Avenue would be 65 dB DNL. Interior building courtyards are estimated to range from approximately 55 to 60 dB DNL. General Plan guidelines indicate outdoor uses be limited to areas below 70 dB DNL. Residential, office and retail spaces nearest the adjacent roadways will require noise insulation features to meet the interior 45 dB DNL noise criterion. Project-generated noise, parking structure noise, and temporary noise from construction equipment and pile driving, if required, would result in significant noise impacts.</p>	<p>Exterior Noise</p> <ul style="list-style-type: none"> Exterior balconies along El Camino Real or along Lawrence Expressway shall be inset into the building shell and/or incorporate rail-height shielding from roadway traffic noise. <p>Interior Noise</p> <ul style="list-style-type: none"> Mechanical ventilation shall be provided in accordance with Uniform Building Code requirements when windows are to be closed for noise control. The buildings shall be designed and constructed so that all office / commercial spaces and all residential living spaces achieve interior noise exposures of 45 dB DNL or less by the provision of measures such as closed windows and glass doors, and of STC rated windows and doors. <p>Project-Generated Noise</p> <ul style="list-style-type: none"> The buildings shall be designed and constructed so that noise from air-conditioning units and other mechanical equipment shall not exceed 55 dB and 	<p>Verify the design of balconies conforms to recommendations of acoustical study.</p> <p>Verify mechanical ventilation conforms to UBC requirements.</p> <p>Verify satisfactory compliance with interior noise exposures.</p> <p>Verify satisfactory compliance with noise exposures</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department</p> <p><i>Implementation:</i> Project sponsors and contractors</p>	<p>Plan review and prior to occupancy</p> <p>Plan review and during construction</p> <p>Plan review and prior to occupancy</p> <p>Plan review and during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
K. NOISE (Cont.)	<p>50 dB, for daytime and nighttime activities, respectively, at the residential property lines to the south and west, by the use of measures such as equipment selection and location and/or equipment barriers or enclosures.</p>	standards along the south and west property lines.	<i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	
	<p>Parking Structure Noise</p> <ul style="list-style-type: none"> The south edge and southwestern corner of the parking structure in the southeast corner of the site shall be fully enclosed, rather than open, to eliminate a direct line-of-sight from cars in the structure to existing residences. 	Verify design compliance of the parking structure in Building VI	<i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	Plan review and during construction
	<ul style="list-style-type: none"> The driving surfaces in the garage shall be textured to reduce tire squeal. Where expansion joints occur, tightly fitting covers with concrete fill shall be selected to minimize noise as vehicles drive over them. 	<p>Verify appropriate texture treatment has been provided.</p> <p>Verify design and installation of appropriate expansion joint covers.</p>	<i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	<p>Plan review and during construction</p> <p>Plan review and during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
K. NOISE (Cont.)	Temporary Construction Noise <ul style="list-style-type: none"> Construction equipment shall be regulated to limit noise levels to 90 dBA at a distance of 50 feet from the source. 	Verify compliance with required noise levels.	<i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	During construction
	<ul style="list-style-type: none"> Noisy construction operations shall be scheduled for the daytime hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays, so as to avoid the more sensitive evening, nighttime and weekend hours. 	Verify compliance with construction hour limitations	<i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	During construction
	<ul style="list-style-type: none"> If pile driving is necessary, pile driving construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday, with half-hour breaks every three hours, and no pile driving on weekends. 	Verify compliance with pile driving construction hour limitations	<i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department	During construction

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
<p>N. UTILITIES AND SERVICE SYSTEMS The project would have a significant impact on the City sanitary sewer conveyance system and the existing underground electric distribution system.</p>	<p>Sanitary Sewers</p> <ul style="list-style-type: none"> The project developer or Taylor-Morrison/BRE shall design and construct the following Westside Sewer Improvements to the satisfaction of the Director of Public Works in advance of occupancy for any residential units: <ul style="list-style-type: none"> Replacement of the existing 10-inch VCP with a 12-inch VCP on the south side of El Camino Real From Flora Vista Avenue to Pomeroy Avenue. Replacement of the existing 10-inch VCP with a 15-inch VCP on the south side of El Camino Real From Pomeroy Avenue to Calabazas Creek. The project developer shall install any required upgrades to the sanitary sewer system in the vicinity of the project including, but not limited to, laterals, manholes, and necessary extensions to the main lines to the satisfaction of the Director of Public Works. <p>Electric Service</p> <ul style="list-style-type: none"> The onsite and offsite underground electric distribution systems shall be upgraded to include facilities and substructures across El Camino Real. 	<p>Verify satisfactory design and construction of the identified Westside Sewer Improvements</p> <p>Verify installation of required sanitary sewer system upgrades</p> <p>Verify installation of onsite and offsite electrical distribution system improvements</p>	<p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department; Santa Clara Public Works & Engineering Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> City of Santa Clara Planning and Inspection Department; Santa Clara Public Works & Engineering Department</p> <p><i>Implementation:</i> Project sponsors and contractors <i>Monitoring:</i> Santa Clara</p>	<p>Prior to occupancy for any residential units</p> <p>During construction</p> <p>Plan review and during construction</p>

Impacts	Mitigation Measures	Monitoring Action	Responsibility	Timing
N. UTILITIES AND SERVICE SYSTEMS (Cont.)			Public Works & Engineering Department; Caltrans; Silicon Valley Power	